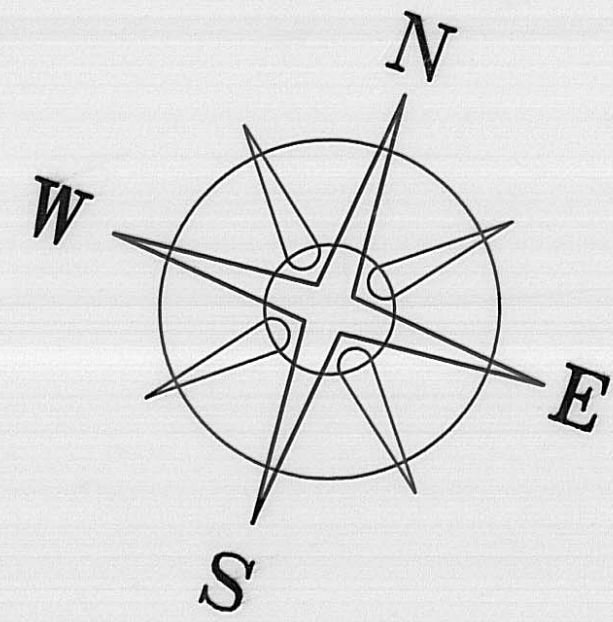


done



BEARINGS BASED ON THE E OF US 42 (N 70°10'E) AS DESCRIBED IN D.B. 254 PG. 727. (MAD.CO.)

DEED REFERENCE

RALPH H. & BEVERLY K. WAYMIRE  
D.B. 868 PG. 285  
(CLARK COUNTY)  
6.45 AC.

RALPH H. & BEVERLY K. WAYMIRE  
D.B. 254 PG. 727  
(MADISON COUNTY)  
75.5702 AC.

LEGEND

- 3/4" IRON PIPE (FOUND)
- ANGLE IRON FENCE POST FOUND
- △ R/W MONUMENT FOUND
- RAIL ROAD SPIKE (FOUND)
- P K NAIL
- 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

FRIENDA GAMBLE  
D.B. 879 PG. 40  
1.55 AC.  
(CLARK COUNTY)

GUMER G. & ANNA A. LEGG  
D.B. 868 PG. 285  
4.88 AC.  
(CLARK COUNTY)  
D.B. 286 PG. 666  
(MADISON COUNTY)  
D.B. 011198 AC. IN MAD.CO.)

JERRY L. GORDIN  
DR 70 PG. 550  
118.32 AC.  
(CLARK COUNTY)

CLARK COUNTY  
MADISON COUNTY  
CLARK COUNTY  
MADISON COUNTY

81.8489 ACRES

VMS 12341 & 12373  
VMS 10773

C.C.C. & STL RR

CONRAIL

CONRAIL

DAIRL W. SIFRIT  
D.B. 278 PG. 80  
50 AC.  
(MADISON COUNTY)

DAIRL W. SIFRIT  
D.B. 278 PG. 80  
100 AC.  
(MADISON COUNTY)

NOTE

COUNTY LINE CALCULATED FROM ODOT R/W DRAWINGS, DEEDS AND MONUMENTATION FOUND.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858

DATE: 6/14/96

JAMES R. COTTRILL P.S.  
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (614) 869-3811

81.8489 ACRES, VMS 12341, 12373, & 10773, MADISON TOWNSHIP OF CLARK COUNTY, & PAINT TOWN, OF MADISON COUNTY, OHIO.

DATE DRAWN: 6/14/96  
JOB #S960606  
F. B. # 13

SCALE: 1" = 200'  
200' 100' 0 200'

Description of 81.8489 acre tract

The following described 81.8489 acre tract is situated in the State of Ohio, Madison Township in Clark County, Paint Township in Madison County, V.M.S. 12341, 12373, and 10773, and being all of a 6.45 acre tract conveyed to Ralph H. and Beverly K. Waymire by Deed Book 868 Page 285 in Clark County and all of a 75.5702 acre tract conveyed to Ralph H. and Beverly K. Waymire by Deed Book 254 Page 727 in Madison County and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of U.S. 42 at the intersection of said centerline with the line between Clark and Madison Counties said railroad spike is at the Northwest corner of said 75.5702 acre tract and also being the Northeast corner of said 6.45 acre tract;

Thence, with the centerline of U.S. 42 North 70 deg. 10 min. 00 sec. East a distance of 987.80 feet to a Pk nail set at the northeast corner of said 75.5702 acre tract also being the Northwest corner of a 1.31 acre tract conveyed to Dairl W. Sifrit by Deed Book 278 Page 80;

Thence, with the line between said 1.31 acre and 75.5702 acre tracts South 19 deg. 40 min. 29 sec. East, passing an iron pin and cap set at 45.00 feet, a total distance of 1896.06 feet to an iron pin and cap set in the North line of Conrail

Thence, with said North line South 65 deg. 53 min. 50 sec. West a distance of 2398.72 feet to a 3/4 inch iron pipe found in the line between Clark and Madison County also being the Southeast corner of a 118.32 acre tract conveyed to Jerry L. Gordin by Official Record 72 Page 550 (Clark County);

Thence, with said county line North 14 deg. 21 min. 33 sec. East a distance of 365.05 feet to a 3/4 inch iron pipe found at the southern most corner of said 6.45 acre tract;

Thence, continuing with the East line of said 118.32 acre tract North 1 deg. 55 min. 04 sec. West a distance of 1213.13 feet to a 3/4 inch iron pipe found at the southwest corner of a 4.88 acre tract conveyed to Gomer G. and Anna A. Legg by Deed Book 868 Page 285 (Clark County) and Deed Book 286 Page 666 (Madison County);

Thence, with said 4.88 acre tract the following two courses:

1) North 87 deg. 09 min. 03 sec. East, passing the county line at 355.95 feet, a total distance of 414.89 feet to a 3/4 inch iron pipe found

2) North 3 deg. 49 min. 25 sec. West, passing the county line at 180.42 feet, a total distance of 450.52 feet to a 3/4 inch iron pipe found at the southeast corner of a 1.55 acre tract conveyed to Frienda Gamble by Deed Book 879 Page 40 (Clark County)

Thence, with the East line of said 1.55 acre tract North 3 deg. 46 min. 33 sec. West, passing a angle iron fence post found at 270.90 feet, a total distance of 318.96 feet to a PK nail found in the centerline of U.S. 42;

Thence, with said centerline North 70 deg. 10 min. 00 sec. East a distance of 221.92 feet to the point of beginning containing 81.8489 acres more or less of which 75.4502 acres is in Madison County and 6.3987 acres is in Clark County

Bearings are based on the centerline of U.S. 42 (North 70 deg. 10 min. East) as described in Deed Book 254 Page 727 recorded in Madison County.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill 6858".

This description is based on a field survey performed June 14 1996 by James R. Cottrill registration #6858.